

## Water Management Referral Response

<b>Application Number:</b>	DA2022/2199
<b>Proposed Development:</b>	Demolition works and construction of shop top housing
<b>Date:</b>	17/02/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 20 DP 235980 , 19 Sydney Road MANLY NSW 2095

### Reasons for referral

Council's Water Management Officers are required to consider the likely impacts.

### Officer comments

Supported

This application was assessed in consideration of:

- Supplied plans and reports;
- Northern Beaches Water Management for Development Policy (WM Policy) and;
- Relevant LEP and DCP clauses;

The site drains to nearby Manly Beach. Wherever possible, the proposal should seek to minimise the impacts of urban stormwater on the receiving waters of manly beach. This can be achieved by following the principles of Water Sensitive Urban Design (WSUD).

Geotechnical investigation found groundwater below the proposed level of excavation. However, groundwater monitoring was advised out of recognition that groundwater levels can fluctuate.

Groundwater monitoring should be undertaken to determine potential seasonal groundwater variation and assess the need for a basement tanking.

If dewatering is required, the applicant must contact [catchment@northernbeaches.nsw.gov.au](mailto:catchment@northernbeaches.nsw.gov.au) for advice on Council's groundwater dewatering permit prior to excavating. Approvals must be obtained from WaterNSW to undertake construction if large quantities of groundwater are to be removed.

Appropriate sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover re-established.

On assessment the proposal is considered acceptable.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Water Management Conditions:

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The ESCP must include the following as a minimum:

- Site Boundaries and contours
- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities)
- Existing and proposed drainage patterns with stormwater discharge points
- Locations and methods of all erosion and sediment controls that must include sediment fences, stabilised site access, materials and waste stockpiles locations, location of any stormwater pits on the site and how they are going to be protected.
- North point and scale.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Installation and Maintenance of Sediment and Erosion Controls**

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Certification of groundwater monitoring**

Groundwater monitoring investigation and report are required to confirm if dewatering for construction is required.

Report to include if WaterNSW for construction dewatering approvals are required.

Reports and findings must be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the environment and receiving waters.